

CAPSULE SUMMARY SHEET

Survey No.: CH-468 (PACS B38) Construction Date: circa 1900

Name: George J. Chappelear Property

Location: Thorne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

Private/Agriculture-Residence/Occupied/Fair/Restricted

Description: The main house on the George J. Chappelear Property is a 2-story, 3-bay side-gable duplex with a full-width, two-tiered porch on the front elevation. Constructed circa 1900, according to Charles County tax records, the building is located on the east side of Thorne Place, south side of Prince Frederick Road. The buildings on the property include the main house, a 1940 concrete block house and several barns and outbuildings. The buildings are located along a dirt drive extending south of Prince Frederick Road named Thorne Place.

Significance: George J. Chappelear acquired the 50 hectare (125 acre) parcel in the late ninetieth century. According to the records of the Charles County tax records, a house was constructed on the land circa 1900. The parcel associated with the premises was reduced to its current size of 28 hectares (70 acres) when it was purchased by Gerhard King in 1919. The property was sold a number of times until the current owner, Southstar Limited Partnership, acquired it in 1993. The property is not historically significant due to a lack of material and architectural integrity. The main house has been altered by the replacement of the windows, application of a brick veneer and asbestos shingle siding. The interior has been altered and functions as a duplex.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
MD 5 - Hughesville Project

DOE ☐ yes ☐ no

1. Name: (indicate preferred name)

historic George J. Chappellear Property

and/or common Southstar Limited Partnership Property

2. Location:

street & number Thorne Place, south of Prince Frederick Road ☐ not for publication

city, town Hughesville ☒ vicinity of congressional district

state Maryland county Charles

3. Classification:

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education <input checked="" type="checkbox"/> private
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial scientific
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military other:
			<input type="checkbox"/> transportation

4. Owner of Property: (give names and mailing addresses of all owners)

name Southstar Limited Partnership

street & number P.O. Box 548 telephone no.:

city, town Waldorf state and zip code MD 20604

5. Location of Legal Description

Land Records Office of Charles County liber 1741

street & number Charles Street folio 391

city, town La Plata state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. CH-468 (PACS B38)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 13

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The main house on the George J. Chappelle Property is a 2-story, 3-bay side-gable duplex with a full-width, two-tiered porch on the front elevation. Constructed circa 1900, according to Charles County tax records, the building is located on the east side of Thorne Place, south of Prince Frederick Road in the Hughesville vicinity. The buildings on the property include the main house, a 1940 concrete block house and several barns and outbuildings.

The main house has a side-gable roof covered with asphalt shingles. The house is of wood-frame construction with brick veneer siding on the front elevation and aluminum siding on all other elevations. The foundation has been faced with brick and the windows are replacement wood double-hung. The house has a 2-story, two-tiered shed roof porch on the front elevation. The porch is supported by four, 2-story wood posts with a wood railing and an enclosed exterior staircase on the east side of the porch.

The north, or front facade has a symmetrical fenestration pattern. Both the first and second stories have entrances centered on the north elevation. The doors are wood panel with 6-lights. Flanking the entrances are double-hung windows.

The east and west elevations are identical. Both elevations have two double-hung windows on both the first and second stories.

The rear, or south elevation has a wood panel door with 6-lights located near the southwest corner of the first story. The entrance is covered by a gable porch supported by two square wood posts. The first story also has a single double-hung window. The second story has three double-hung windows.

Access to the interior was not available.

Associated with the main residence are two sheds and a barn. The sheds are small, side-gable structures with metal roofs and vertical wood siding. The sheds are located south and southeast of the duplex. The south shed is adjacent to the barn. The barn also has a metal roof and vertical wood siding. Of wood-frame construction, the barn is supported by concrete piers with hinged double doors on the gable ends and on the south elevation.

Located at the southern end of Thorne Place, across a stream from the duplex, is a second grouping of structures. The main structure of this second grouping is a concrete block residence constructed in 1940. The original section of the residence was an L-shaped structure with a shed roof front porch located at the intersection of the front and side-gables. Two additional concrete block additions were constructed to the rear of the original section. The roof is covered with asphalt shingles and the windows consist of double-hung, sliding and casements.

The outbuildings associated with this residence include five sheds, one garage, one chicken coop and a barn. The buildings are located along a circular drive which begins north of the residence and extends south. The sheds are small, 1-story structures with metal roofs and wood siding. The front-gable garage is constructed of similar materials and has a double-door on the gable end. The garage is located west of the house. The chicken coop, located south of the house, has a shed roof and vertical wood siding. The north elevation has a closed half wall of wood siding,

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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7. Description (Continued)

while the remaining wall is screened with wire. The barn is located southeast of the house at the end of the circular drive. The barn has metal and vertical wood siding. Constructed circa 1940, the east elevation of the barn has a lean-to addition with three, open bays.

The property is located on the south side of Prince Frederick Road, along Thorne Place, with commercial property to the north, an industrial property to the west and forested land to the south and east. Thorne Place is a dirt lane extending south of Prince Frederick Road.

8. Significance

Survey No. CH-468 (PACS B38)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates circa 1900

Builder/Architect Unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

George J. Chapplelear acquired the 50 hectare (125 acre) parcel in the late ninetieth century. According to the records of the Charles County tax records, a house was constructed on the land circa 1900. The parcel associated with the premises was reduced to its current size of 28 hectares (70 acres) when it was purchased by Gerhard King in 1919. The property was sold a number of times until the current owner, Southstar Limited Partnership, acquired it in 1993. There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary. In 1658 Charles County was founded in an area originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtwn Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: Thorne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

8. Significance (Continued)

station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The main house on the George J. Chappellear Property is a vernacular cottage constructed circa 1900. From the 1870s to the 1940s, the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

Most inhabitants of the project area were engaged in farming at the time of first settlement. The barn was the principal building erected on a farm which provided space for cows, horses, equipment, and hay, straw or tobacco storage. Throughout the nineteenth century, barns increased in size or were newly built to include space for smaller animals, such as poultry and pigs, and as a place for the threshing and storage of grain. Their size also increased during the nineteenth century as the introduction of improved equipment led to more efficient and profitable operations, and, consequently, to increased need for storage facilities (Grow 1985, 60 and 76). Typically, livestock was housed on the lower level, while the upper level was reserved for the storage of hay and straw, and the threshing and storage of feed grains.

Tobacco has also been grown in Charles County from its first settlement. This crop and the factors necessary for its successful cultivation have, to a great extent, determined the economic and social development of the County. Large landholdings were aggrandized by the wealthy elite and worked first by indentured servants and later by slaves. Tobacco was so valued that it was used as a medium of exchange. As early as 1852 the soil of Charles County was defined as "much exhausted by neglectful culture...[because] this is entirely an agricultural County and much of its industry is devoted to tobacco-growing" (Fischer 1852: 63).

The production of tobacco created the need for a barn designed for the special storage and "curing" of the crop. The structures were long, wooden buildings with a gable roof. The interior had a central aisle and was divided into compartments by a network of wooden beams and "tie-poles." From these beams the tobacco was hung and allowed to naturally air-dry. To facilitate the curing process, the barns were designed with several methods of ventilation. Many

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: Thorne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

8. Significance (Continued)

barns had windows or ventilators near the roof ridge, while others had vertical board siding which were hinged for vent openings or loosely spaced. Another common feature was the elevation of the barn on "legs" which provided air circulation from below the barn (Caravan 1995, 37).

National Register Evaluation:

Constructed circa 1900, the George J. Chappellear Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, due to a lack of material and architectural integrity. The integrity of the main house has been compromised by the replacement of the windows, application of a brick veneer and asbestos shingle siding on the exterior. The interior has been altered and functions as a duplex, with one residential unit on each floor. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____
Comments _____

Eligibility Not Recommended X

Reviewer, OPS: _____

Date: _____

Reviewer, NR Program: _____

Date: _____

Handwritten signature

9. Major Bibliographical References Survey No. CH-468 (PACS B38)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Caroline Hall/Tim Tamburrino

Organization P.A.C. Spero & Company

date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: George J. Chappellear Property

SURVEY NO.: CH-468 (PACS B38)

ADDRESS: Thorne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

9. Major Bibliographical References

- Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.
- Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
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- Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1988.
- Gowans, Alan. Styles and Types of North American Architecture. New York: Harper Collins, 1992.
- Grow, Lawrence. Country Architecture. Pittstown, NJ: The Main Street Press, 1985.
- Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
- Klein, Marilyn W. and David P. Fogle. Clues to American Architecture. Washington D.C. and Philadelphia: Starrhill Press, 1986.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

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MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: George J. Chappelle Property

SURVEY NO.: CH-468 (PACS B38)

ADDRESS: Throne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

9. Major Bibliographical References (Continued)

- Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.
- Martenet, Simon J. New Topographical Atlas of the State of Maryland. Baltimore: Simon J. Martenet, 1873
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- Meyer, Richard E., ed. Voices of American Culture. Ann Arbor, Michigan: UMI Research Press, 1989.
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- Wifkind, Carole. A Field Guide to American Architecture. New York: Signet Press, 1980.
- Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.
- State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.
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- Wells, Camille, ed. Perspectives in Vernacular Architecture, Columbia, Missouri: University of Missouri Press, 1986.
- Wells, Camille, ed. Perspectives in Vernacular Architecture, II, Columbia, Missouri: University of Missouri, 1987.

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STATE HISTORIC SITES INVENTORY FORM

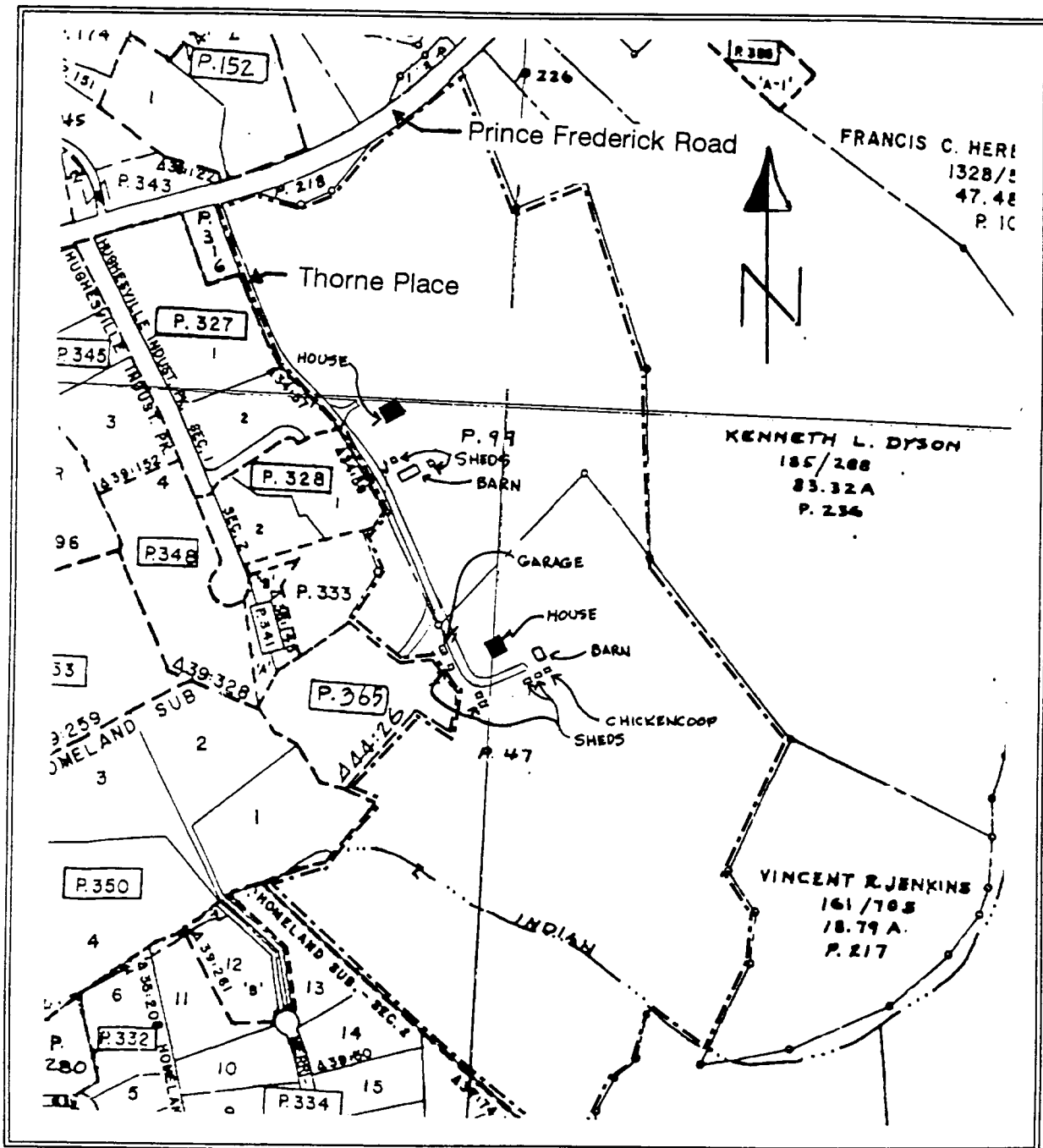
RESOURCE NAME: George J. Chappelear Property

SURVEY NO.: CH-468 (PACS B38)

ADDRESS: Thorne Place, south of Prince Frederick Road, Hughesville vicinity, Charles County

10. Geographical Data (Continued)

Resource Sketch Map:



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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Industrialization / Urban Dominance A.D 1870-1930

Prehistoric/Historic Period Theme(s):

Agriculture / Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Rural

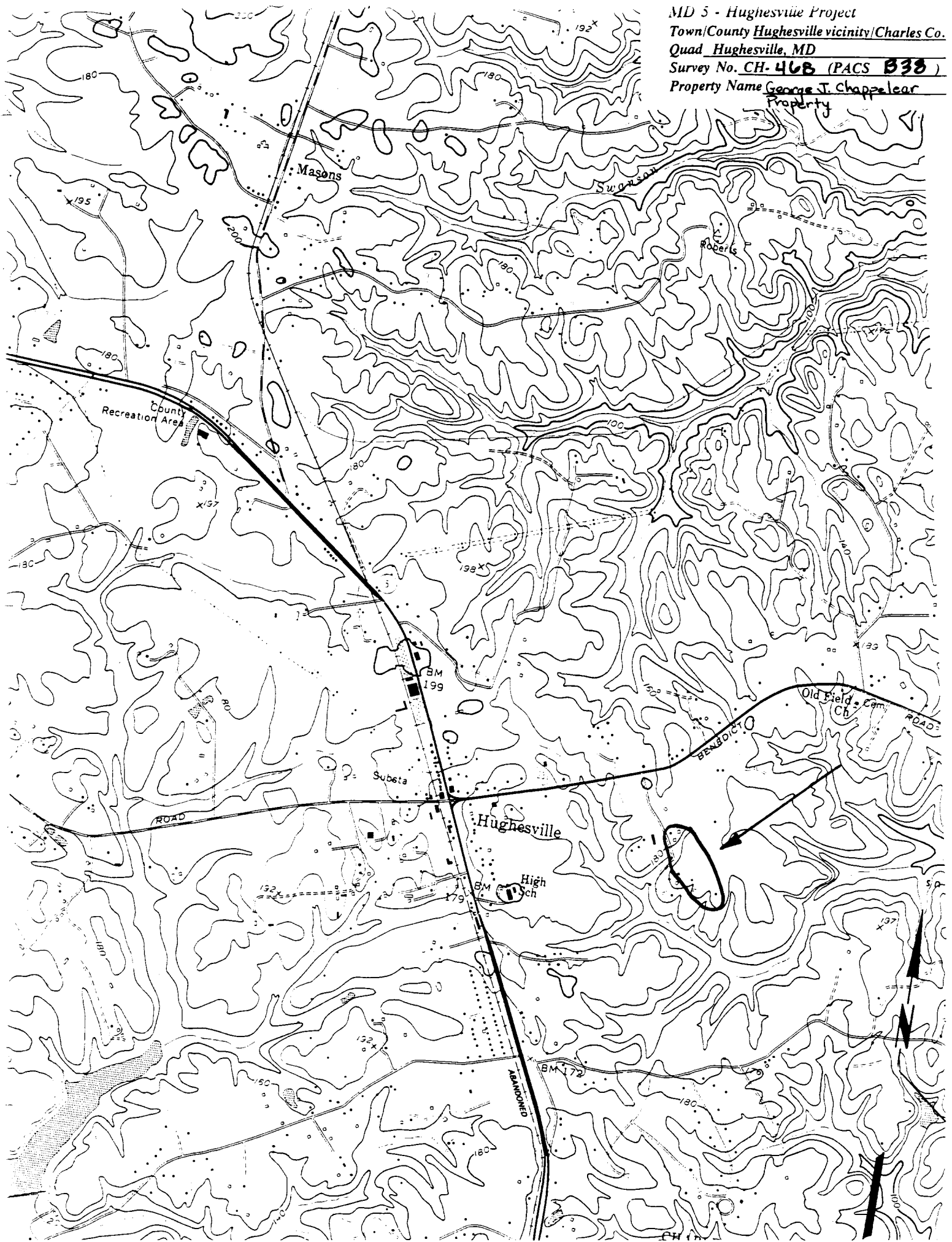
Historic Function(s) and Use(s):

Farmstead

Known Design Source (write none if unknown):

None

MD 5 - Hughesville Project
Town/County Hughesville vicinity/Charles Co.
Quad Hughesville, MD
Survey No. CH-468 (PACS B38)
Property Name George J. Chappellear
Property





100# 468

2 George Chappelaar Property

3 Charles County, MD

4 Eric F Griffiths

5 April 1997

6 MD SHPO

7 House #1 North (Front) Elevation
View South

8 1 of 10



- 1 CH-468
- 2 George Chappelle Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #1 South (Rear) Elevation View
North
- 8 2 of 10



1 CH-468

2 George Chappelle's Property

3 Charles County, MD

4 Eric F. Griffiths

5 April 1997

6 MD SHPO

7 Barn, View Northeast

8 3 of 10



1 CH-468

2 George Chappelle Property

3 Charles County MD

4 Eric F Griffiths

5 April 1997

6 MD SHPO

7 House # 2 | house, View Southeast

8 4 of 10



- 1 CH-468
- 2 George Chapplear Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #1 / west elevation, View East
- 8 5 of 10



- 1 CH-468
- 2 George Chappelow Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #1 / East elevation, view west
- 8 6 of 10



- 1 CH-468
- 2 George Chappelle's Property
- 3 Charles County MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 Shed, view southeast
- 8 7 of 10



- 1 CH-468
- 2 George Chappelear Property
- 3 Charles County MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #2 / Sheds 1+2, view South
- 8 8 of 10



- 1 CH-468
- 2 George Chappelle's Property
- 3 Charles County, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #2 / Sheds, view south
- 8 9 of 10



- 1 CH-468
- 2 George Chappellear Property
- 3 Charles Canty, MD
- 4 Eric F Griffiths
- 5 April 1997
- 6 MD SHPO
- 7 House #2 / Barn, view Southeast
- 8 10 of 10